

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
February 29, 2012

PAGE 1  
000 B000000 12/31/2011  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
000 H000000 N  
000 I000000 6.1  
000 J000000 A  
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 COMPUTERSHARE  
012 B000001 85-05006  
012 C010001 JERSEY CITY  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

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015 A000002 UNICREDIT BANK AUSTRIA AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 E040002 X  
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
015 E040004 X  
015 A000005 CITIBANK, N.A.  
015 B000005 S  
015 C010005 SAO PAULO  
015 D010005 BRAZIL  
015 E040005 X  
015 A000006 STATE STREET TRUST COMPANY CANADA  
015 B000006 S  
015 C010006 TORONTO  
015 D010006 CANADA  
015 E040006 X  
015 A000007 CLEARSTREAM BANKING SA  
015 B000007 S  
015 C010007 LUXEMBOURG  
015 D010007 LUXEMBOURG  
015 E040007 X  
015 A000008 CREDIT SUISSE  
015 B000008 S  
015 C010008 ZURICH  
015 D010008 SWITZERLAND  
015 E040008 X  
015 A000009 DEUTSCHE BANK AG  
015 B000009 S  
015 C010009 FRANKFURT  
015 D010009 GERMANY  
015 E040009 X  
015 A000010 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000010 S  
015 C010010 COPENHAGEN  
015 D010010 DENMARK  
015 E040010 X  
PAGE 3  
015 A000011 DEUTSCHE BANK S.A.E.  
015 B000011 S  
015 C010011 BARCELONA  
015 D010011 SPAIN  
015 E040011 X  
015 A000012 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000012 S  
015 C010012 HELSINKI  
015 D010012 FINLAND  
015 E040012 X  
015 A000013 DEUTSCHE BANK AG  
015 B000013 S  
015 C010013 PARIS  
015 D010013 FRANCE  
015 E040013 X  
015 A000014 STATE STREET BANK & TRUST CO

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015 B000014 S  
015 C010014 LONDON  
015 D010014 UNITED KINGDOM  
015 E040014 X  
015 A000015 STANDARD CHARTERED BANK  
015 B000015 S  
015 C010015 HONG KONG  
015 D010015 HONG KONG  
015 E040015 X  
015 A000016 Deutsche Bank S.p.A  
015 B000016 S  
015 C010016 MILAN  
015 D010016 Italy  
015 E040016 X  
015 A000017 THE HONG KONG & SHANGHAI BANKING CORP., LTD.  
015 B000017 S  
015 C010017 Tokyo  
015 D010017 Japan  
015 E040017 X  
015 A000018 DEUTSCHE BANK AG  
015 B000018 S  
015 C010018 AMSTERDAM  
015 D010018 NETHERLANDS  
015 E040018 X  
015 A000019 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000019 S  
015 C010019 OSLO  
015 D010019 NORWAY  
015 E040019 X  
015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP LTD  
015 B000020 S  
015 C010020 AUCKLAND  
015 D010020 NEW ZEALAND  
015 E040020 X  
015 A000021 SKANDINAVISKA ENSKILDA BANKEN AB  
PAGE 4  
015 B000021 S  
015 C010021 STOCKHOLM  
015 D010021 SWEDEN  
015 E040021 X  
015 A000022 CITIBANK N.A.  
015 B000022 S  
015 C010022 SINGAPORE  
015 D010022 SINGAPORE  
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019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 222  
020 A000002 MERRILL LYNCH & CO.  
020 B000002 13-5674085  
020 C000002 122  
020 A000003 CITIGROUP GLOBAL MARKETS INC.  
020 B000003 11-2418191  
020 C000003 107  
020 A000004 UBS AG  
020 B000004 13-3873456  
020 C000004 98  
020 A000005 GOLDMAN SACHS & CO.

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020 B000005 13-5108880  
020 C000005 95  
020 A000006 BARCLAYS CAPITAL INC.  
020 B000006 06-1031656  
020 C000006 84  
020 A000007 CREDIT SUISSE  
020 B000007 13-5659485  
020 C000007 70  
020 A000008 KEEFE, BRUYETTE & WOODS, INC.  
020 B000008 13-1964616  
020 C000008 66  
020 A000009 WELLS FARGO SECURITIES, LLC  
020 B000009 94-3379992  
020 C000009 55  
020 A000010 DEUTSCHE BANK  
020 B000010 13-2730828  
020 C000010 53  
021 000000 1359  
022 A000001 FEDERATED GOVERNMENT OBLIGATIONS FUND  
022 C000001 204450  
022 D000001 207451  
022 A000002 STATE STR INSTL LIQUID RESVS FUND  
022 C000002 101850  
022 D000002 116207  
022 A000003 BLACKROCK INVESTMENTS, LLC

PAGE 5

022 C000003 107800  
022 D000003 96450  
023 C000000 414100  
023 D000000 420108  
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025 A000001 CITIGROUP GLOBAL MARKETS INC.  
025 B000001 11-2418191  
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026 E000000 N  
026 F000000 N  
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068 A000000 N  
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074 H000000	0
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077 H000000	N
077 I000000	N
077 J000000	N
077 K000000	N
077 L000000	N
077 M000000	N



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077 N000000 N  
077 O000000 N  
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077 Q010000 N  
077 Q020000 N  
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080 A000000 St. Paul Fire and Marine Insurance Co.  
080 C000000 9775  
081 A000000 Y  
081 B000000 7  
082 A000000 Y  
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087 A020000 19247L106  
087 A030000 RQI  
088 A000000 N  
088 B000000 N  
088 C000000 N  
088 D000000 N  
SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT